

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: March 19, 2015

Re: March 25, 2015 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the March 25, 2015 Town Board agenda:

PUBLIC HEARINGS:

1. TOWNE MASERATI, 8215 MAIN STREET.

Location: South side of Main Street, east of Transit Road behind the BMW Dealership.

Description/History: Existing previously approved office use located in the Commercial Zone and within Erie County Sewer District #5.

Proposal: Applicant is proposing to develop a Maserati Dealership at this location.

Master Plan: Area identified in a commercial district.

Reason for Town Board Action: Per the Zoning Law the Town Board has approval authority via a Special Exception Use Permit for automotive uses.

Issues: The property previously underwent an environmental review for the office use. The Town Board will be Lead Agency on this modification. All setbacks and bulk requirements are per code. The existing office space on the parcel will remain. The Planning Board has forwarded a recommendation to approve the change-in-use.

2. REGENT DEVELOPMENT/WEHRLE DOME APARTMENTS, 8230 WEHRLE DRIVE.

Location: North side of Wehrle Drive east of Transit Road.

Description/History: Existing driving range located in the Commercial Zone.

Proposal: Applicant is proposing a mixed use project including 112 units of multiple family housing.

Master Plan: Area identified in a commercial classification and within Erie County Sewer District #5.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to approve multiple family housing projects with a Special Exception Use Permit.

Issues: The ZBA has granted a use variance to allow for 112 residential units. A Negative Declaration under SEQRA has been issued by the Town Board and by the ZBA on the actions. The Planning Board has approved the Concept Plan and architectural style of the amended design.

FORMAL AGENDA ITEMS:

1. HERITAGE MINISTRIES/VINECROFT SENIOR HOUSING, 5945 VINECROFT DRIVE.

Location: East side of Newhouse Road, south of Clarence Center Road.

Description/History: Existing senior housing facility located in a Planned Unit Residential development (PURD) and within Erie County Sewer District #5.

Proposal: applicant is proposing to construct two additional duplex structures (a total of 4 units) to the existing campus.

Master Plan: Area identified in a residential classification and within a previously approved PURD.

Reason for Town Board Action: Any change to an existing PURD will require review and approval by the Town Board.

Issues: The overall density within a PURD may not exceed 3 units per acre. The addition of 4 units is close to the maximum allowed on this parcel. Referral to the Planning Board to thoroughly review the project and recommend an action may be in order.

WORK SESSION ITEMS:

1. GEORGE SMILANICH, 8575 ROLL ROAD.

Location: South side of Roll Road east of Harris Hill Road.

Description/History: Existing industrial building located in the Industrial Business Park Zone.

Proposal: Applicant is proposing to sell vehicles from the existing parking lot.

Master Plan: Area identified in an industrial area.

Reason for Town Board Action: Per the Zoning Law, the Town Board may consider the request with a Temporary Conditional Permit.

Issues: Utilization of the existing parking area for sales, number of vehicles, etc.

2. EASTERN TRANSIT PLAZA, 5445 TRANSIT ROAD.

Location: East side of Transit Road, north of Greiner Road.

Description/History: Existing commercial plaza located in the Major Arterial Zone.

Proposal: Applicant is seeking a special event permit to operate a "cruise night"

Master Plan: Area identified in a commercial classification

Reason for Town Board Action: Per the Special Events Local Law, the Town Board has approval authority for town-wide special events.

Issues: Approval of general site plan of event activities and notification of emergency services.

3. BROOKFIELD COUNTRY CLUB, 5120 SHIMERVILLE ROAD.

Requests Fireworks Display Permits for April 24, June 20, July 4, July 11 and September 5. All Bonds/Insurance, Fire Chief Approvals, and Fees are on File.